



# Regional Brownfields Assessment Pilot

## *Provo, UT*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

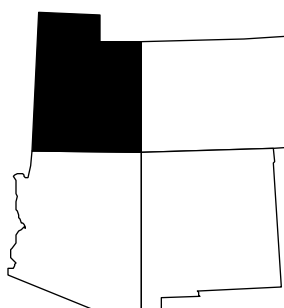
**EPA's** Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### BACKGROUND

EPA Region 8 selected the Provo City Ironton Economic Redevelopment Project for a Regional Brownfields Pilot. The Ironton site is a former steel mill that constitutes the largest tract of undeveloped and non-utilized property in the City. Preliminary testing has revealed the presence of polycyclic aromatic hydrocarbons and heavy metals at the site. Provo City has entered into a cooperative agreement with USX Steel Corporation, a party potentially responsible for some of the contamination, for site characterization and remediation. USX Steel Corporation has entered into a voluntary agreement with the Utah Department of Environmental Quality for oversight of the project.

Redevelopment of the former steel mill site and surrounding property has been blocked by the concerns over contamination and possible environmental liability. While areas surrounding this site have been developed, this property remains a blight on the surrounding community. The City estimated that it loses property taxes of over \$130,000 each year the site remains abandoned.

### PILOT SNAPSHOT



Provo, Utah

**Date of Award:**  
September 1996

**Amount:** \$200,000

**Site Profile:** The Pilot targets the Ironton Site, a 338-acre steel mill abandoned since 1962. Preliminary testing indicates heavy metals and other contaminants.

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<http://www.epa.gov/brownfields>

## OBJECTIVES

The objectives of this Pilot are to develop a cooperative approach between Federal, State, and local government, prior property owners, and businesses for developing the site into a community industrial business park. The Provo City Ironton Project is working to create a clean and environmentally sensitive development project and address environmental justice concerns for the surrounding community. The redevelopment of the Ironton site will provide employment opportunities for the community's local residents, increase surrounding property values, and increase the City's tax base.

## ACCOMPLISHMENT AND ACTIVITIES

The Pilot has:

- Submitted a site characterization report to Provo City and the Utah Department of Environmental Quality; and
- Completed site investigation and laboratory analytical reports.

The Pilot is:

- Developing a comprehensive zoning and land use review;
- Creating a comprehensive base map of the site;
- Developing an inventory of the infrastructure and other physical resources available at the site;
- Forming oversight and advisory committees of local community stakeholders and interested parties, to be chaired by the Mayor's office;
- Seeking community input to the remediation and redevelopment plans for the site through neighborhood association meetings and personal contacts;
- Developing a master plan for redevelopment of the site, including low-income housing, green space, and amenities; and
- Providing outreach to all affected parties including property owners and neighboring communities.

## LEVERAGING OTHER ACTIVITIES

Experience with the Provo Pilot has been a catalyst for related activities including the following.

- Coordinating remediation and redevelopment activities with other ongoing activities in the area to leverage additional resources from the State, Federal, and local level governments, as well as from private property owners and businesses.
- Initiated preparations for a study regarding the economic development possibilities of the Ironton Site. The study will be completed by Brigham Young University in cooperation with the City.